

**CITY OF CLEWISTON
PLANNING AND ZONING BOARD
Regular Meeting
August 1, 2016**

Mr. D. Hughes, Chairman, called a regular meeting of the Clewiston Planning and Zoning Board to order at 5:30 p.m., in the City Hall Commission Chambers, 115 West Ventura Avenue.

ATTENDANCE:

Members Present: Michael Atkinson
Donnie Hughes
Lewell Hughes
Haitham Kaki

Members Absent: None

City Personnel Present: Debbie McNeil
Karen Moore
Al Perry
Travis Reese
Debbi Towner

City Attorney Present: Charlie Schoech

Visitors Present: Gerardo & Reina Villegas
Margaret Wuerstle

Recite the Pledge of Allegiance

Approval of Minutes.

Mr. Atkinson made a motion, seconded by Mr. Kaki to approve the minutes of the June 27, 2016 meeting. Motion passed unanimously on a voice vote – 4 ayes.

This meeting was advertised in the July 21, 2016 issue of the Clewiston News.

Mr. Schoech conducting the swearing in of all participants wishing to speak.

Agenda Item #2: Request for Variance

Mr. Schoech asked the members to please disclose if they had visited the site and/or discussed the property with anyone. All four (4) members had driven by the site and Mr. D. Hughes had discussed with Mr. Reese.

Mr. Reese read the staff summary and asked if the owner was present. Ms. Reina Villegas stated that her father purchased the house damaged by fire, demolished the house and when they submitted a proposed site plan, they found out their property was non-conforming. The southern 42' of lots 13+14 were separated from the lot in 1997. That is the reason that this property is not afforded the same privilege as other lots on the block.

Mr. Villegas would like to construct a new concrete block single family home. Mr. Reese said that pursuant to code section 110-287, Mr. Villegas does not meet the front and rear setback requirements. R-2 zoning requires a 25 ft. front setback and 20 ft. rear setback. Mr. Villegas' proposed single family home is 18.5 ft. from the front and 11 ft. from the rear; therefore, a variance of 6 ½ ft. in the front and 9 ft. in the rear would be necessary in order for Mr. Villegas to make the best use of the lot. Mr. Reese stated that all other lots in the block are 125' deep, but the applicant's lot is only 83' deep. The board discussed requiring the house be moved further back but determined that the best use of the property is as proposed. Mr. Reese stated that during the permitting process all other requirements will be met.

The motion to recommend approval of the variance as presented was made by Mr. L. Hughes, seconded by Mr. Kaki. Motion passed on a voice vote – 4 ayes.

Agenda Item #3: Presentation by Margaret Wuerstle of the Southwest Regional Planning Council regarding the Main Street Revitalization

Margaret Wuerstle spoke about the deliverables sent to the state. All requirements have been met for future grant funding. All members were handed a Draft of Zoning Regulations for review and discussion. The members asked staff to send an invitation to the next CRA meeting.

Agenda Item #4: Discussion of Merchant Square zoning regulations

Mr. Reese presented the changes requested by the P&Z board at the 6/27/16 meeting. After discussion, Mr. Reese said staff will forward the board's recommendations to legal for review and drafting of a new ordinance. An ordinance will be presented to the P&Z board at the 9/6/16 meeting for final review.

Agenda Item #5: Discussion of residential & commercial walls and fences

Mr. Reese presented the changes requested by the P&Z board at the 6/27/16 meeting. After board discussion and additional input, Mr. Reese said staff will forward the board's recommendations to legal. Mr. Schoech will present a revised draft to the P&Z board at the 9/6/16 meeting for final review.

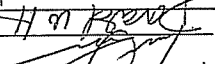
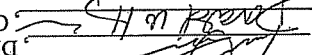
Agenda Item #6: Discussion of the Clewiston Commerce Park zoning requirements

Mr. Reese presented the changes requested by the P&Z board at the 6/27/16 meeting. After board discussion and additional input, Mr. Reese said staff will forward the board's recommendations to legal. Mr. Schoech will present a revised draft to the P&Z board at the 9/6/16 meeting for final review.

Adjournment

The motion to adjourn was made by Mr. Atkinson, seconded by Mr. L. Hughes at 7:15 p.m. Motion passed on a voice

vote – 4 ayes.

Submitted by: 
Approved by: 
Director of Building & Zoning
Chairman